

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**DEVELOPMENT MANAGEMENT COMMITTEE**

**16th December 2015**

**SITE VISIT DECISIONS**

<b>Item No:</b>	001	
<b>Application No:</b>	15/03402/FUL	
<b>Site Location:</b>	1 Sydenham Terrace, Tynning Road, Combe Down, Bath	
<b>Ward:</b> Combe Down	<b>Parish:</b> N/A	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of 1 no three bed dwelling and single storey rear extension to existing house following demolition of single storey side extension and some outbuildings.	
<b>Constraints:</b>	Agric Land Class 3b,4,5, Article 4, Conservation Area, Forest of Avon, Hotspring Protection, MOD Safeguarded Areas, SSSI - Impact Risk Zones, Water Source Areas, World Heritage Site,	
<b>Applicant:</b>	Ms Olga Fladmark	
<b>Expiry Date:</b>	23rd September 2015	
<b>Case Officer:</b>	Chris Griggs-Trevarthen	

**DECISION PERMIT**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2 Prior to the construction of the external surfaces of the dwelling hereby approved, a sample panel of all external walling materials to be used shall be erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall thereafter be undertaken in accordance with the approved sample panel.

Reason: In the interests of the character and appearance of the development and the surrounding area.

3 The first floor window in the north elevation of the dwelling hereby approved shall be obscurely glazed and fixed shut unless the parts of the window which can be opened are more than 1.7m above the level of the floor in the room in which it is installed. The window shall be retained permanently as such thereafter.

Reason: In the interests of residential amenity and preventing overlooking towards Granville House.

4 Prior to the commencement of the development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, hours of working, wheel washing facilities and any need for cranes for construction. The construction phase shall be undertaken in accordance with the CMP so approved.

Reason: In the interests of highways safety and residential amenity. This condition needs to be prior to commencement to prevent initial site works being undertaken which might harm highways safety or residential amenity.

5 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

P_00_001 P2	PROPOSED SITE PLAN & STREET ELEVATION
P_10_00 P2	PROPOSED GROUND FLOOR PLAN
P_10_01 P2	PROPOSED FIRST FLOOR PLAN
P_10_02 P2	PROPOSED SECOND FLOOR PLAN
P_10_03 P2	PROPOSED ROOF PLAN
P_20_01 P2	PROPOSED SECTION 1-1 AND ELEVATION A-A
P_20_02 P2	PROPOSED SECTION 2-2 AND ELEVATION B-B
P_20_03 P2	PROPOSED ELEVATIONS C-C AND D-D
E_00_00-P1	SITE LOCATION PLAN
E_00_01	EXISTING SITE PLAN
E_10_00	EXISTING GROUND FLOOR PLAN
E_10_01	EXISTING FIRST FLOOR PLAN
E_10_02	EXISTING SECOND FLOOR PLAN
E_10_03	EXISTING SECOND FLOOR PLAN

#### **DECISION MAKING STATEMENT**

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

#### **ADVICE NOTE:**

Where a request is made to a Local Planning Authority for written confirmation of compliance with a condition or conditions attached to a planning permission or where a request to discharge conditions is submitted a fee shall be paid to that authority. Details of the fee can be found on the "what happens after permission" pages of the Council's Website. Please send your requests to the Registration Team, Planning Services, Lewis House, Manvers Street, Bath, BA1 1JG. Requests can be made using the 1APP standard form which is available from the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

All species of bats and their roosts are legally protected. Demolition works to the roof should be carried out by hand, lifting tiles (not sliding) to remove. If bats are encountered

all work should cease and the Bat Conservation Trust (Tel 0845 1300 228) or a licenced bat worker should be consulted for advice.

<b>Item No:</b>	002	
<b>Application No:</b>	15/02859/OUT	
<b>Site Location:</b>	Garage Blocks Between 60 And 100, Greenvale Drive, Timsbury, Bath	
<b>Ward:</b> Timsbury	<b>Parish:</b> Timsbury	<b>LB Grade:</b> N/A
<b>Application Type:</b>	Outline Application	
<b>Proposal:</b>	Erection of 2no. three bedroom semi-detached houses with parking spaces following demolition of 8no. single garages (2 blocks of 4). (Outline application with access and layout to be determined and all other matters reserved)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr Iftakhar Ahmed	
<b>Expiry Date:</b>	18th December 2015	
<b>Case Officer:</b>	Alice Barnes	

## **DECISION APPROVE**

1 The development hereby approved shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the latest.

Reason: As required by Section 92 of the Town and Country Planning Act (as amended), and to avoid the accumulation of unimplemented planning permissions.

2 Approval of the details of the scale, appearance and landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development is commenced.

Reason: This is an outline planning permission and these matters have been reserved for the subsequent approval of the Local Planning Authority under the provisions of Section 92 of the Town and Country Planning Act (as amended) and the Development management Procedure Order 2015.

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

4 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings) hours of operation,

contractor parking, traffic management and any need for cranes for construction. The development shall thereafter be carried out in accordance with the details approved.

Reason: Details are required prior to the commencement of the development to ensure the safe operation of the highway and to ensure that the construction of the development does not cause disruption to the highway. To ensure that the development does not occur during anti-social hours in the interests of residential amenity.

5 The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and highway safety.

6 The development hereby permitted shall not be occupied or the use hereby permitted commence until the parking [and turning] area(s) have been surfaced in a consolidated material in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to avoid lose material on the highway

7 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Reason: To define the terms and extent of the permission.

#### **PLANS LIST:**

Plans List:  
Site location plan  
Block plan  
Proposed front elevation

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Policy Framework. For the reasons given, and expanded upon in a related case officer's report, a positive view of the submitted proposals was taken and consent was granted.

<b>Item No:</b>	003	
<b>Application No:</b>	15/03632/LBA	
<b>Site Location:</b>	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
<b>Ward:</b> High Littleton	<b>Parish:</b> Farrington Gurney	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Listed Building Consent (Alts/exts)	
<b>Proposal:</b>	Internal and external alterations to include erection of single storey lean-to extension (resubmission)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	

<b>Applicant:</b>	Mr And Mrs B.T. Murray
<b>Expiry Date:</b>	5th October 2015
<b>Case Officer:</b>	Adrian Neilson

**DECISION** Application Withdrawn

<b>Item No:</b>	004	
<b>Application No:</b>	15/03574/FUL	
<b>Site Location:</b>	The Old Parsonage, Main Street, Farrington Gurney, Bristol	
<b>Ward:</b> High Littleton	<b>Parish:</b> Farrington Gurney	<b>LB Grade:</b> IISTAR
<b>Application Type:</b>	Full Application	
<b>Proposal:</b>	Erection of single storey lean-to extension (resubmission)	
<b>Constraints:</b>	Agric Land Class 1,2,3a, Coal - Standing Advice Area, Forest of Avon, Housing Development Boundary, Listed Building, SSSI - Impact Risk Zones,	
<b>Applicant:</b>	Mr And Mrs B.T. Murray	
<b>Expiry Date:</b>	5th October 2015	
<b>Case Officer:</b>	Adrian Neilson	

**DECISION** Application Withdrawn